



New York State Rural Housing Coalition, Inc.

June, 2018

HHAP Notice Of Funding Availability Released

The NYS Homeless Housing and Assistance Corporation and the NYS Office of Temporary and Disability Assistance will make funds available under the Homeless Housing and Assistance Program through an open Request for Proposals. The RFP was released May 29th and HHAC will accept applications for funding beginning on June 28th.

Under HHAP, grants and loans are provided to acquire, construct and rehabilitate housing for persons who are or would otherwise be homeless. Eligible projects may provide permanent, transitional or emergency supportive housing to homeless single individuals or families. Projects targeting populations eligible under the Empire State Supportive Housing Initiative (ESSHI) are also eligible for HHAP capital

funds. Not-for-profit corporations and their subsidiaries, charitable organizations, municipalities, public corporations, public housing authorities, and certain joint ventures are eligible to apply for HHAP funding.

The State Budget for Fiscal Year 2018-2019 included an appropriation of \$64 million, of which \$5 million may be reserved for the development of projects serving homeless persons with HIV/AIDS. Additionally, up to \$1 million may be used for emergency shelter repairs in local social service districts with a population of less than five million.

This RFP is an open-ended RFP, meaning proposals will be accepted for consideration on a continuous basis until it is determined funds are no longer available for award or

this methodology no longer serves a purpose for HHAC. Funding will be made available and awards announced subject to an appropriation and the approval of the Commissioner of OTDA and the Homeless Housing and Assistance Corporation's Board of Directors.

The RFP and Application are available to be downloaded from OTDA's website at: <http://otda.ny.gov/contracts/2018/HHAP/>.

On Friday June 8th, 2018 at 10:00 AM, HHAP will hold a live streamed webcast to go over the RFP and highlight changes from the previous RFP. A link will be added to the OTDA website.

HUD Charges NY Property Owners With Discrimination

The US Department of Housing and Urban Development announced on May 24th it is charging Syracuse-based property owners Nolo Contendere, LLC and Nolo Contendere LLC Trust, and their agents with housing discrimination for allegedly refusing to allow a woman with mental disabilities to keep an assistance animal.

The Fair Housing Act prohibits

housing providers from denying or limiting housing to persons with disabilities or from refusing to make reasonable accommodations in policies or practices. This includes denying a request for an assistance animal.

HUD's charge can be read in its entirety at www.hud.gov/sites/dfiles/FHEO/images/nolo.pdf.

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RD Rural Delivery

Rural Delivery is published by the New York State Rural Housing Coalition, Inc. The Coalition is a non-profit statewide membership organization dedicated to strengthening and revitalizing rural New York by assisting housing and community development providers.

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Rural Delivery is published monthly and delivered electronically to a mailing list of 200 community development professionals and policy makers.

For information on advertising in Rural Delivery and to receive a copy of our advertising rate sheet, please contact the Coalition at: 79 North Pearl Street, Albany, New York 12207 Tel: 518/458-8696 * Fax: 518/458-8896

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Federal and US military employees can support the Rural Housing Coalition through the annual Combined Federal Campaign (CFC). If you are a federal government or military employee and would like to donate through the CFC, please enter CFC code #9614 on your pledge card during the next fund drive.

Bits and Pieces...

USDA Rural Eligibility Areas

USDA has updated the map of eligible areas for Rural Development programs. The proposed ineligible areas are pretty specific, in some cases dividing areas within towns, and it is worth checking site eligibility early in the development/home purchase process. The new maps become effective on June 4th. Visit <https://eligibility.sc.egov.usda.gov/eligibility/welcomeAction.do> for more information.

SDVOB Updates

The certified contractor list of SDVOBs maintained by the NYS Office of General Services has been updated with newly-minted firms. The updated list is found at <https://online.ogs.ny.gov/SDVOB/search>. 166 firms are now listed under the category of **Construction Vertical: Building Construction, Rehab.**

Ag Bill Moves Forward

On May 22nd, the Senate Appropriations Subcommittee on Agriculture, Rural Development, Food and Drug Administration, and Related Agencies held their markup for the FY 19 appropriations bill. The bill provides a total discretionary funding level of \$23.235 billion, which is \$225 million more than the fiscal year 2018 level and \$6.13 billion more than the President's request. On May 24th, the bill passed out of the committee on a 31-0 vote.

The bill rejects the President's proposal to eliminate single family and multi-family housing direct loans. \$1.1 billion in single family direct loans, and \$40 million in multifamily direct loans will be authorized. MPR was increased to accommodate the greater demand being experienced for vouchers. Rental assistance is set at \$1.331 billion under this version of the Ag bill.

RPP Docs To Be Released

The word on the street is that renewal documents for the rural preservation contracts will be released on June 4th. There will be a webinar on this round of contracts on June 11th. Register for that webinar at <https://register.gotowebinar.com/register/4993480827123163394>.

Community Solar Subscriptions

At the 2018 Low Income Forum on Energy Conference in Albany on May 22nd, it was announced that NYSERDA expected to issue an RFP for the Solar For All program. This program will provide no-cost subscriptions to lower income households to provide access to the cost savings available due to photovoltaic electrical generation systems. The Solar For All program will support 10,000 subscriptions across the state. Advocates for the poor are encouraged to keep an eye on the NYSERDA web site for this announcement.

In related matters, NYSERDA staff also announced that the Affordable Solar Pre-development and Technical Assistance program was still taking applications from developers of affordable multi-family housing projects. This program is scheduled to close in August. For more information, visit: www.nysesda.ny.gov/All-Programs/Programs/NY-Sun/Communities-and-Local-Governments/Predevelopment-and-Technical-Assistance.

Small Business Expo

LaGuardia Community College will host the 16th annual Small Business & Procurement Expo at the ConEdison Learning Center, 43-82 Vernon Blvd., Long Island City, on June 8th.

If your Main Street businesses are looking for growth opportunities, direct them to: www.eventbrite.com/e/16th-annual-small-business-procurement-expo-tickets-41381991651. Tickets at the door are \$45.

Section 502 Packager Certification

A certification training for housing counselors seeking the 502 Packager Certification will be held in Liverpool, NY on September 24-26th. Register at <http://www.cvent.com/events/section-502-packaging-training/event-summary-5df9dd3a091c4b94b296248344fa1bd6.aspx>. Call (315) 457-1122 for hotel reservations. Mention the room code NHC for discounts.

FSS Act Signed

President Trump signed the **Family Self-Sufficiency Act** into law on May 24th. The Family Self-Sufficiency (FSS) Act was included in a larger deregulation bill (S 2155) that passed the House on May 22nd. The FSS law permanently reauthorizes the program, combines the FSS programs for Housing Choice Vouchers and public housing, which are currently run separately, and expands eligibility to include families in privately owned properties subsidized with HUD project-based rental assistance. The program also offers new services for financial literacy and educational attainment.

Congress created the FSS Program in 1990 to help housing-assistance recipients increase their incomes and build their savings. Since its establishment, the FSS program has enabled families living in public or project-based assisted housing or using Housing Choice Vouchers to access workforce training and other resources to pursue higher paying

employment opportunities. Housing Choice Voucher recipients contribute 30% of their incomes toward rent and utilities, with the voucher paying the remaining housing costs up to the public housing agency's payment standard. Typically, as recipients' incomes rise, so do the rents they must pay. The FSS Program allows households with increasing incomes to place their additional rent contributions in a savings account for future use. The savings are accumulated in an escrow account over a five-year period. If tenants remain employed and do not receive cash assistance for one year, they can use these savings toward their financial goals. The FSS program has had bipartisan and bi-cameral support.

In 2014, Congress extended the FSS program to Section 8 Project Based Rental Assistance (PBRA) properties, giving property owners the option to develop an FSS program.

Sad News

It is with a heavy heart that we report the passing of former Assemblymember Herman (Denny) Farrell Jr., who passed away on May 26th. Mr. Farrell retired from the Assembly last September after the 2017 session. He was 86.

Mr. Farrell was a long-time champion of the Neighborhood and Rural Preservation Programs, and was a co-sponsor of the original legislation that founded the programs. More recently, he served as chair of the Ways and Means committee in the Assembly, and was a fixture at the annual joint hearings on housing, during the annual state budget negotiations.

At the time of Assemblyman Farrell's retirement, Governor Cuomo said "Very few public servants can have the long and storied career he has had and still receive universal praise on both sides of the aisle for what he has done and how he has done it."

FEMA Loses Case On Deferred Maintenance Rulings

A paper recently published by the Joint Center for Housing Studies at Harvard University explores issues of community resiliency in the face of natural disasters. Author Caroline Lauer explores creative community responses to natural disasters.

In 2008, Hurricane Dolly, swept through Brownsville, Texas, and leveled many of the colonias' dwellings and left \$1.3 billion of damage in its wake. After the storm, citing a little-known and rarely invoked rule known as deferred maintenance, FEMA denied 100,000 claims, or approximately 85% of all claims filed. Charles Powell, the FEMA spokesman in 2008, said in a statement at the time, "A lot of homes were built from second-hand materials, so the damage was, in most

cases, caused from the faulty building of the house and not the storm."

Texas Rio Grande Legal Aid sued FEMA on behalf of local residents, and in February of last year, after 8 years in the courts, US District Court Judge Hilda Tagle ruled that FEMA had acted illegally in claiming deferred maintenance, and that the agency needed to reconsider the denied claims.

The author notes that the legal win, while satisfying for local residents, required significant time and resources, and that residents were not aided by FEMA in a timely manner. Read the paper in full at: http://jchs.harvard.edu/sites/jchs.harvard.edu/files/harvard_jchs_lauer_2018_bounce_forward_not_back.pdf.

Direct / Guaranteed Loan Refinance Comparison Guide

USDA's Single Family Housing Guaranteed Loan Division has announced the release of the Section 502 Single Family Housing Direct and Guaranteed Loan Refinance Comparison and Complete Loan Application Guide.

This new resource aid will:

- Assist lenders to select the appropriate USDA refinance option for a current direct or guaranteed loan borrower, and
- List all items required for a complete loan application for each

refinance type.

The guide is available at https://content.govdelivery.com/attachments/topic_files/USDARD/USDARD_427/2018/05/29/file_attachments/1014747/Section%2B502%2BDirect%2Band%2BGuaranteed%2BLoan%2BRefinance%2BComparison%2Band%2BComplete%2BAp__1014747.pdf.

Questions regarding this announcement may be directed to the National Office Division at (202) 720-1452.

Webinar On Indirect Cost Rates

HUD will host a free webinar on Understanding Indirect Cost Rates on June 12th, beginning at 2:00 PM. To register, visit: <https://register.gotowebinar.com/register/2818472004169137155>.

Community Resilience

The horrific May 28th flooding that hit downtown Ellicott City, MD for the second time in two years is a wakeup call that none of our historic communities are immune from natural disasters, simply thanks to historic patterns of community development. The Post Carbon Institute has published a new book, The Community Resilience Reader, which is available online, for free.

The book offers a wealth of ideas and examples for building community resilience in all aspects of society. Visit <http://reader.resilience.org/read/> for more information.

Land Recycling Summit Slated

The 3rd Annual New York State Redevelopment Summit will be held at the Armory on the Sage Colleges campus in Albany on June 13th and 14th. The theme is Keys to Successful Brownfield Redevelopment in 2018 and Beyond. This event brings together elected officials, planners, economic development specialists, community organizations, developers, environmental and engineering consultants, lawyers, state agencies and other experts to connect, learn about trends, funding and best practices to stay competitive and accelerate redevelopment projects.

Program details and registration information can be found at www.cclr.org/3rd-redevelopment-summit-albany-062018. Single day registrations are available.



Apprenticeship Training

UA Local 669-JATC will hold interviews for applicants for apprenticeship slots in the sprinkler fitter trade on June 14th in Newburgh and June 20th in Albany. To start the application process, visit www.training669.org.

The United Association's Sprinkler Fitters Local 669 Joint Apprenticeship and Training Committee (JATC) governs all training for Sprinkler Fitters Local 669. This encompasses more than 10,000 active journeypersons and more than 2,000 apprentices. The JATC is an independent training committee with four members of Local 669 and four from the management side of the industry, all associated with the National Fire Sprinkler Association (NFSA).

The Rural Housing Coalition encourages young people to consider career opportunities in all of the construction trades for a meaningful, well paid future here in New York.

Victim Services Case Managers

Cattaraugus Community Action Seeks 5 full-time Case Managers to serve survivors of crime, including case monitoring and community coordination in the Domestic Violence, Sexual Assault, Crime Victims, and Native American programs. Bachelors degree in criminal justice, human service, or related field plus relevant experience in direct client case work.

To view the full job description, visit www.ccaction.org/wp-content/uploads/2018/05/VICTIM-SERVICES-CASE-MANAGER.pdf. Deadline for submitting applications is June 15th.

EOE

Career Opportunities

Debt Servicing Representative

HUD has an opening in the Albany office for a Debt Servicing Representative. The following are the duties of this position at the GS-11: Interview individual and commercial debtors to determine ability to pay. Persuade debtors to liquidate the indebtedness in the most expeditious manner possible. Overcomes objections raised by debtors by educating them about the debt's origination, the legality of the Government's collection efforts, methods of liquidation, sources of funds and potential consequences of non-cooperation.

Conducts extensive financial review and analysis of debtors' financial status including analysis of debtors' solvency including current and projected cash flow. Analyzes complex financial documentation such as multi-year financial statements, consumer and commercial credit reports, personal and corporate income tax returns, profit and loss statements.

Based on the financial review and analysis and personal interviews with debtors, incumbent independently determines the collection potential, including the enforceability of the debt, and any liens associated with it and selects and implements the most expeditious method of collecting the debt. Develops negotiating strategies based on an assessment of the collection potential and the feasibility of enforced collections. Negotiates settlement offers to maximize the Government's recovery based on leverage available. For more information, visit: www.usajobs.gov/GetJob/ViewDetails/499855900.

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Construction Monitor

NYS HCR has an opening for a Construction Monitor working out of the Syracuse office. The position involves monitoring the progress and quality of all phases of construction, including: site work, building construction, the structural frame, mechanical and plumbing systems, electrical systems, life safety systems and finish construction; interpreting the construction documents (plans and specifications) for compliance with agency criteria; and determining if a project is experiencing deficiencies of sufficient quantity that may result in inferior work, or ultimately lead to a financial failure of the project.

Qualifications are an Associate's degree in engineering, engineering technology, architecture, architectural technology, or construction technology and three years of qualifying experience. Travel required.

See the full job notice at www.nyshcr.org/AboutUs/JobOpportunities/hp/OPSCConstructionMonitorSyracuse.pdf.

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The New York State Rural Housing Coalition is happy to be able to provide help wanted advertising opportunities for our members and non-profit community development agencies. Ad copy must be provided in Microsoft Word format, and may be transmitted by email to rhc@ruralhousing.org. Ad copy must comply with federal and state equal opportunity requirements to be published, and must be received by the 25th of the month to ensure placement in the succeeding issue of Rural Delivery. Ads provided in this fashion will also be posted in the Career Opportunities page of the Coalition's website, unless a request is specifically made not to place the advertisement on-line.

Demand For CDFI Program And NACA Strong In 2018 Application Cycle

The fiscal year (FY) 2018 application round for the Community Development Financial Institutions Program and Native American CDFI Assistance Program (NACA Program) closed on April 4, 2018. The Community Development Financial Institutions Fund (CDFI Fund) received 538 applications from 485 organizations across the country requesting a total of \$504.5 million. Specifically:

- 432 organizations requested \$334.9 million in CDFI Program Financial Assistance (FA) and Technical Assistance (TA) awards
- 53 organizations requested \$33.7 million in NACA Program FA and TA awards
- 20 organizations requested \$75.3 million in Healthy Food Financing Initiative-Financial

Assistance awards

- 33 organizations requested \$15.2 million in Disability Funds-Financial Assistance awards
- 162 organizations requested \$45.4 million to serve Persistent Poverty Counties pursuant to the Consolidated Appropriations Act, 2018 (PL 115-141).

Congress appropriated \$198 million for the CDFI Fund to support the following programs:

- \$160 million in CDFI Program FA and TA awards
- \$16 million in NACA Program FA and TA awards
- \$22 million in HFFI-FA awards

A minimum of 10 percent of the appropriations must support investments in rural and urban Persistent Poverty Counties. In addition, the CDFI Fund will combine FY 2017 and FY 2018 appropriated funds of

up to \$6 million to provide Disability Funds-Financial Assistance (DF-FA) funding for the FY 2018 award round. 33 applicants that applied for FA awards submitted supplemental applications requesting \$15.2 million in DF-FA funding for projects and services that will assist individuals with disabilities. Combining the appropriated funds will allow the CDFI Fund to fund the maximum number of highly qualified applicants. This year's applicant pool is one of the most geographically diverse groups of applicants to apply for the CDFI Program or the NACA Program. Nationwide, the applicants are headquartered in 47 states and the District of Columbia. In addition, the CDFI Program received eight applications from organizations headquartered in the US Territory of Puerto Rico.

Visit our website at www.ruralhousing.org
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